



California Regional Water Quality Control Board

Los Angeles Region

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September 19, 2003

Brian Mossman
Boeing Realty Corporation
3855 Lakewood Boulevard
Building 1A MCD001-0097
Long Beach, CA 90846

NO FURTHER ACTION FOR DEEP SOILS, BOEING REALTY CORPORATION, FORMER C-6 FACILITY, PARCEL D, 19503 NORMANDIE AVENUE, LOS ANGELES (FILE NO. 95-036)

Dear Mr. Mossman:

We have reviewed the "Site Closure Evaluation: Parcel D Deep Soils" (Report) dated October 15, 2001, prepared by Haley & Aldrich. The following information is presented in the Report:

1. The former Boeing C-6 aircraft manufacturing facility began operation in the early 1940's. The C-6 facility consists of approximately 170 acres and was used for aluminum production, aircraft parts manufacturing and warehousing. All operations ceased about 1992 and all buildings and associated surface and subsurface structures have been removed. The former C-6 facility has been subdivided into Parcels A, B, C and D. Boeing has completed the soil investigation at each of the four parcels and has received shallow soil (ground surface to 12 feet below ground surface (BGS)) closure for all Parcels.
2. Ten borings were drilled in June and July of 1999 to a depth of 25 feet BGS. Because of increasing concentrations of chloroform with depth in one boring, the Regional Board requested an additional investigation to delineate chloroform concentrations vertically. An additional boring (D1) was advanced to a depth of 55 feet BGS, and chloroform was found to decrease with depth from 35 feet BGS to 55 feet BGS. In a June 27, 2000 letter, BRC conducted a human health risk assessment to evaluate the risks associated with the proposed future site use (commercial/industrial). The California Department of Toxic Substances Control (DTSC) reviewed the risk assessment and concurred with the methodology and conclusion that there is no unacceptable risk associate with the proposed future site use of the site for industrial/commercial uses. In addition, Boeing Realty Corporation (BRC) has inserted land use restrictions in the deed to the property (deed restriction) limiting the future use of the property to that proposed use described in the risk assessment (BRC previously submitted a copy of the deed restriction to Regional Board staff).

Therefore, Regional Board staff concurs with BRC and DTSC, that no further action is required for deep soils for Parcel D. Based upon the extensive soil investigation, extensive shallow soil remediation, site-specific risk assessment, the restricted future use of the land for commercial/industrial uses, and with the provision that the information provided to this agency is accurate and representative of site conditions, we have determined that no further action is necessary for the deep soils at Parcel D. However, if additional

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BOE-C6-0104461

contaminated soil is encountered within Parcel D during future site development activities the Regional Board must be notified within 72 hours.

BRC is required to continue investigation, monitoring and/or groundwater remediation, as required, for the protection and restoration of groundwater resources. Groundwater monitoring wells within Parcel D are required as part of the site-wide groundwater investigation, monitoring and remediation program, therefore, you are required to maintain all wells. BRC may remove specific monitoring wells with the prior approval of the Executive Officer.

Please call Mr. John Geroch at (213) 576-6737 or Dr. Rebecca Chou at (213) 576-6733 if you have any questions.

Sincerely,



Dennis A. Dickerson
Executive Officer

cc: Jeffrey Dhont, United States Environmental Protection Agency, Region IX
Debbie Oudiz, California Department of Toxic Substances Control
Cheryl Ross, Central Basin Municipal Water District
Ted Johnson, Southern California Water Replenishment District
Chris Nagler, Watermaster – California Department of Water Resources
Jose Reynoso, Los Angeles County Department of Health Services, Water Well
Permits/Well Abandonment
Tim Smith, Los Angeles County Department of Public Works, Environmental Programs
Division, Underground Storage Tanks
Captain David Soto, Los Angeles City Fire Department, Underground Storage Tank
Department
Scott Zachary, Haley & Aldrich
Paul Sundberg, Montrose

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